

CRAWFORD GARDENS, N13
£270,000 LEASEHOLD

**A LIGHT AND AIRY FIRST-FLOOR
 MAISONETTE WITH A PRIVATE GARDEN.**

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DESCRIPTION:

No onward chain - A light and airy one-bedroom ex-local authority first-floor maisonette, situated in a popular location within easy reach of shops and bus links, ideal for first-time buyers or buy-to-let investors.

Set on a residential road off Hedge Lane, the property offers well-proportioned, neutrally decorated accommodation, including a modern kitchen with handleless units and integrated appliances.

The generously sized reception room that could alternatively be used as a bedroom, with the kitchen serving as a combined kitchen/reception space. There is also a fully tiled shower room. Further features include double glazing and gas central heating.

Outside, the property enjoys a private rear garden, accessed via a footpath and gate at the side of the building, as well as a front garden.

AT A GLANCE:

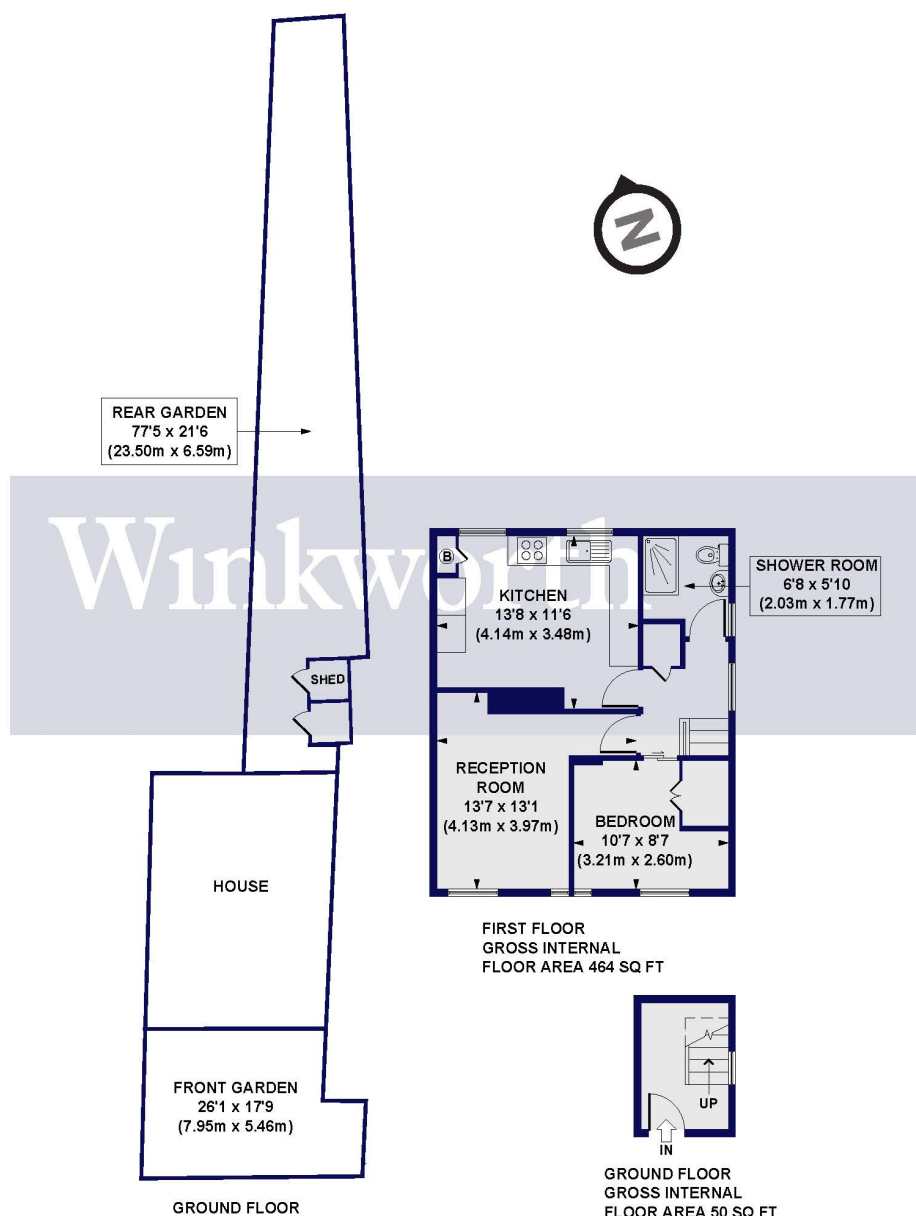
- First-Floor Maisonette
- No Onward Chain
- Popular Location
- Spacious Reception Room
- Modern Kitchen with Integrated Appliances
- Contemporary Style Shower Room
- Front and Rear Gardens
- Built-in Storage
- Gas Central Heating and Double-Glazed Windows





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Approx. Gross Internal Floor Area 514 sq. ft / 47.74 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Approximately 89 year and 7 months remaining

Service Charge: £588.41 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: London Borough of Enfield – Band C

All figures that are shown were correct at the time of listing.

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